

**RUSH
WITT &
WILSON**



25 Rock Close, Hastings, TN35 4JW
Offers In The Region Of £190,000 Leasehold

Nestled in the charming area of Rock Close, Hastings, this delightful two-bedroom purpose-built garden flat offers a wonderful opportunity for first-time buyers or those seeking a comfortable retreat. This first-floor residence boasts a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The flat features two well-proportioned bedrooms, providing ample space for relaxation and rest. The bathroom is conveniently located, ensuring practicality for everyday living. While the property is already appealing, there is also room for improvement, allowing you to personalise the space to your taste and style. One of the standout features of this property is the large garden, which is laid to lawn, offering a perfect outdoor space for enjoying the fresh air or entertaining guests. Additionally, the garden includes an outside storage room, providing extra convenience for your gardening tools or outdoor equipment. This flat is ideally suited for those looking to step onto the property ladder, offering a blend of comfort, potential, and outdoor space in a desirable location. With its inviting layout and the possibility to enhance its charm further, this property is not to be missed. Come and discover the potential of your new home in Hastings.



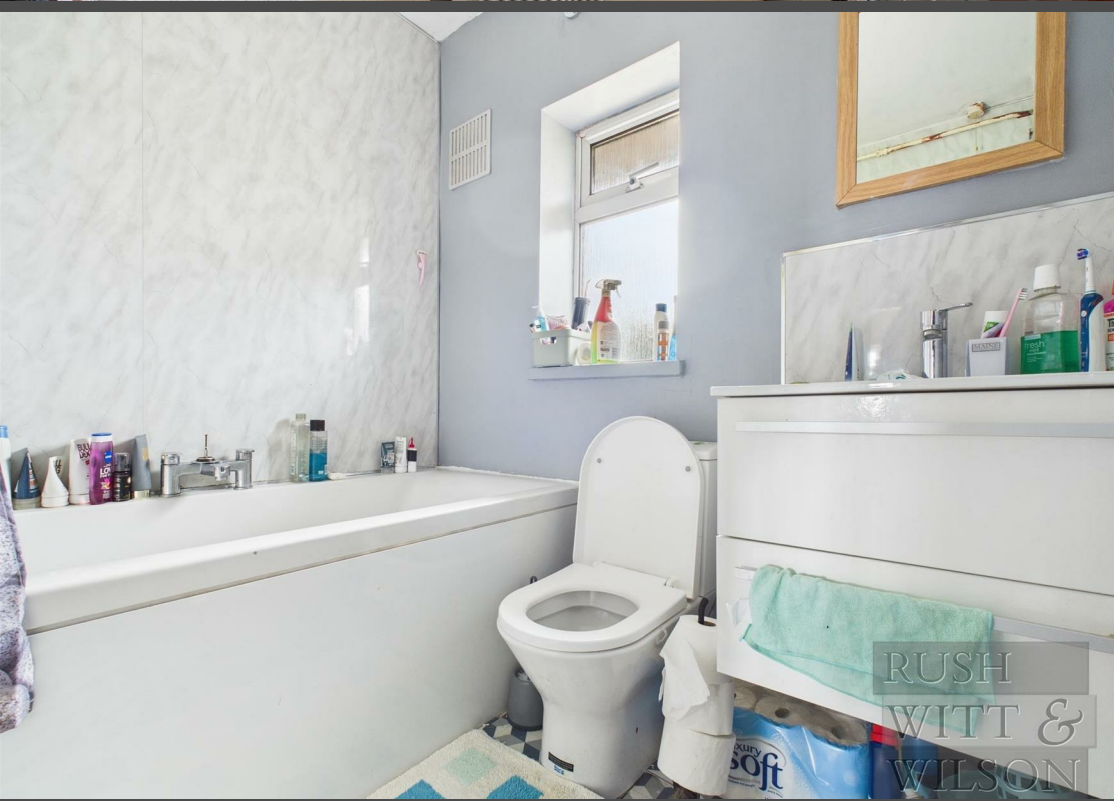




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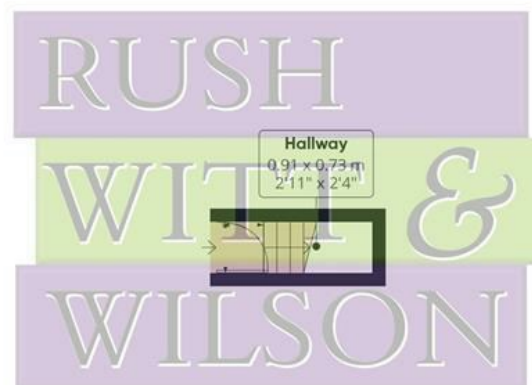
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Floor 0



Floor 1

Approximate total area⁽¹⁾

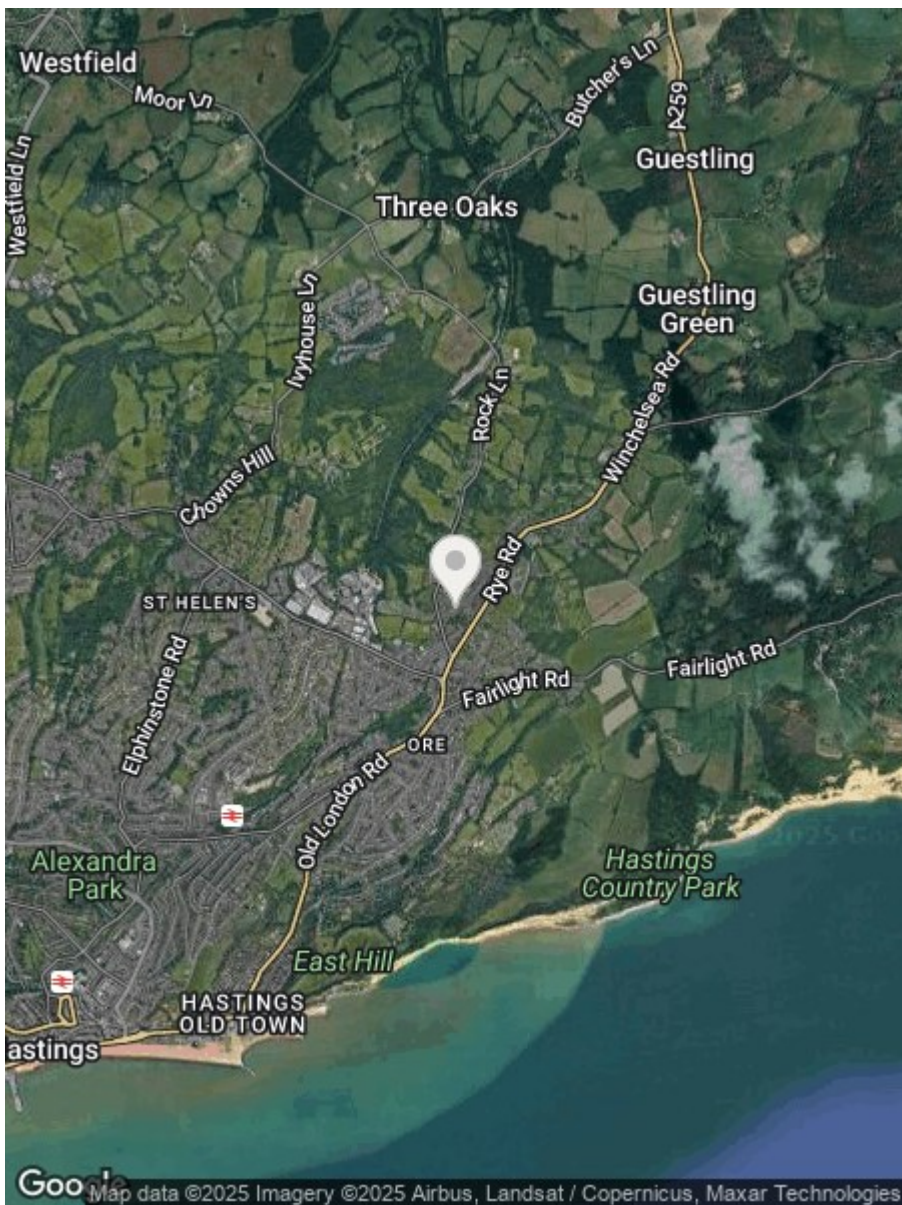
65 m²

699 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

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